ORDINANCE NUMBER 43-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILLIAM WILLIAMS & RONALD BREWTON TRUSTEES; MEHRGAN SOKHANDAN & SEID YAZDY LOCATED ON MEMORIAL DRIVE EXTENSION AND BECKY DON DRIVE FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by William Williams & Ronald Brewton Trustees; Mehrgan Sokhandan & Seid Yazdy located on Memorial Drive Extension and Becky Don Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G019000102303, G019000102106 and G019000102105 containing approximately 16.90, .070 and 0.90 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 21, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:
The zoning classification of properties located on Memorial Drive Extension and Becky Don Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G019000102303, G019000102106 and G019000102105 containing approximately 16.90, 0.70 and 0.90 +/- acres attached hereto marked as Exhibit A shall be changed from R-M1 (Multi-Family Residential District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: November 12, 2019

Second and Final Reading: November 26, 2019

Approved as to Form:

[Signature]
John B. Duggan, Esquire
City Attorney

Ordinance Number 43-2019
Rezoning Memorial Dr Ext & Becky Don Dr
Page 2 of 2
Ordinance 43-2019
Statement of Intent for the Design Review District (DRD)

Walnut Hill Townes
Memorial Drive Ext. & Becky Don Dr., Greer, SC

September 14, 2019

This Statement of Intent describes the characteristics of Walnut Hill Townes, a proposed residential community consisting of approximately one hundred nineteen (119) single-family attached residential townhomes constructed on approximately 18.5 acres bounded by Memorial Dr. Ext. to the south and Becky Don Dr. to the west. The site consists of three tracts: .9 acre (G019000102105) currently zoned R-M1, .7 acre (G019000102106) currently zoned R-M1, and 16.9 acres (G019000102303) currently zoned R-M1 all in the City of Greer. We are requesting that these three tracts be rezoned to a Design Review District (DRD) to allow for up to 150 units.

Development

Development will begin as soon as the proposed rezoning is finalized and when all required construction permits have been obtained. The exact configuration of the lots and common areas will be determined as the engineering of the site progresses.

The residences that are planned for this site will have three bedrooms with approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding on the exteriors. All lawn areas will be landscaped in accordance with the City of Greer’s Landscape Ordinance, and all lawn areas and all common area improvements will be maintained by a homeowner’s association that will be incorporated prior to the first sale.

Public Improvements

There will be two access points into the development. One off of Memorial Dr. Ext., and one off of Becky Don Dr. All streets within the project will be private streets, and the homeowner’s association will be required to maintain them.

Impact on Public Facilities

Sanitary sewer service, water service, natural gas service & electricity will be provided to the site by Greer CPW unless it is determined that these services are not available from Greer CPW. This community should have no adverse impact on public facilities. All construction shall be in accordance with all applicable building codes and all other local or state laws and ordinances.
**Storm Drainage**

Storm water will be managed by a system designed to meet all City of Greer, state and federal regulations involving storm water flows as well as silt and erosion control. The storm water system including the detention ponds will be maintained by the homeowner’s association through dues paid by all residents within the development.

**Homeowner’s Association**

Prior to any sales, a homeowner’s association will be established to own and maintain all signage, landscaping, lawn areas, common areas, sidewalks, private roadways, and storm water management facilities within the project. Funding for maintenance and other association activities will be provided by pro-rata contributions from all property owners in the form of homeowner’s association dues assessments pursuant to a recorded Declaration of Covenants, Conditions and Restrictions. The Declaration will also contain other provisions appropriate to provide proper control of the design, construction, use, governance, and maintenance of residences and related improvements thereto, and to ensure the safety of all residents of the development.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date: September 18, 2019

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G019.00-01-021.05

Property Address(s) __________________________

Acreage of Properties .9 ac County Greenville County

Applicant Information
Name Eric Hedrick, TCC Venture LLC
Address 402 Gate 18 Four Mile Branch Ln.
Spartanburg, SC 29302
Contact Number (864) 918-3419
Email erichedrick@bellsouth.net

Property Owner Information
(if multiple owners, see back of sheet)
Name __________________________
Address __________________________
Contact Number __________________________
Email __________________________

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to DRD Design Review District.

Existing Use: Raw land Proposed Use: Attached Residential

Signature(s) Eric Hedrick
ERIC HEDRICK
TCC VENTURE, LLC

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed __________________________ Case No. __________________________
Meeting Date __________________________
Complete the section below if multiple property owners

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<td>Dr. Seid Ali Akbar Mirmiran Yazdi</td>
<td>32 Weatherby Drive</td>
<td>864 979-0018</td>
<td>Mirmiran Yazdi</td>
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<td>Dr. Mehran Sokhandan</td>
<td>32 Weatherby Dr.</td>
<td>864 914-2724</td>
<td>Sokhandan</td>
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ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 9-6-19

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G-019000102803 G-019000102106
Property Address(s) Memorial Drive Extension
Acreage of Properties 17.6 County Greenville

Applicant Information
Name Eric Hedrick TCC Venture LLC
Address 18 Four Mile Branch Ln.
Spartanburg SC 29302
Contact Number (864) 518-2419
Email eric.hedrick@bellsouth.net

Property Owner Information
Name Beckie Hooey
Address 1165 S McElhaney Rd.
Greer SC 29651
Contact Number 864 420 5124
Email

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No ✓

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to DDK.

Existing Use: vacant Proposed Use: townhouses attached residential

Signature(s)
Applicant - Eric Hedrick

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY
Date Filed ___________________________ Case No. ___________________________
Meeting Date ___________________________

See Reverse
Complete the section below if multiple property owners

Name: Donald Williams
Address: 1965 S. 267th West Ave
Contact Number: 652-2969
Signature: [Signature]

Name: [Name]
Address: [Address]
Contact Number: [Contact Number]
Signature: [Signature]

Name: Ken Williams
Address: 125 Old Boswell Road
Contact Number: (360) 896-20
Signature: [Signature]

Name: [Name]
Address: [Address]
Contact Number: [Contact Number]
Signature: [Signature]

Name: [Name]
Address: [Address]
Contact Number: [Contact Number]
Signature: [Signature]

Name: [Name]
Address: [Address]
Contact Number: [Contact Number]
Signature: [Signature]

Name: [Name]
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